

REGULAR MEETING PLANNING COMMISSION AGENDA

Civic Center
Council Chambers
150 South Palm Ave.
Rialto, California 92376

Wednesday
December 8, 2010
6:00 p.m.

Members of the public are given an opportunity to speak on any listed agenda items. Please notify the Planning Division if you wish to do so. All agendas are posted in the City Hall Administration Building (150 South Palm Avenue, Rialto, California 92376) at least 72 hours in advance of the meeting. Copies of the staff reports relating to each item on the agenda are on file in the Planning Division, 150 South Palm Avenue, Rialto, California 92376 and are available for public inspection. Any person having a question concerning any agenda item may call the Planning Division (909) 820-2535 to inquire about any item described on the agenda.

NOTICE TO PUBLIC: *To speak on Public Hearing Items, fill out a form located at the front counter in the lobby and give it to the Development Services Director or his/her designee. Each person will be allowed three (3) minutes to address the Planning Commission.*

Based upon the open meeting laws (the Brown Act), additional items may be added to the agenda and acted upon by the Planning Commission only if it is considered to be a "subsequent need" or "emergency item" and is added by a two-thirds vote. Matters raised under Oral Communications may not be acted upon at that meeting other than as provided above.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Director of Public Works at (909) 421-7279. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City at, or prior to, the Public Hearing. A decision by the Planning Commission may be appealed to the City Council. An appeal must be filed with the City Clerk upon forms provided by the City within fifteen (15) calendar days after the hearing.

NEXT RESOLUTION NO. 10-61

1. **CALL TO ORDER**

TIME: _____

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Beth George, Chair

Dale Estvander, Vice Chair

Artist Gilbert

Jerry Gutierrez

Pauline Tidler

Al Twine

John Peukert

Jim Erickson, Asst. City Attorney

Michael E. Story, Director

Gina Gibson, Senior Planner

Daniel Casey, Asst. Planner

Liz Maine, Commission Secretary

4. ORAL COMMUNICATION FROM THE AUDIENCE ON ITEMS NOT ON THE AGENDA

5. PUBLIC HEARING
ZONE CHANGE NO. 330
CONDITIONAL DEVELOPMENT PERMIT NO. 667
E.A.R. NO. 10-40

APPLICANT: IN-N-OUT/CITY OF RIALTO

LOCATION: NEC RIVERSIDE AVENUE AND EASTON STREET

TO CONSIDER A REQUEST TO CHANGE THE ZONING DESIGNATION FROM R-1A (SINGLE FAMILY RESIDENTIAL) TO C-1 (NEIGHBORHOOD COMMERCIAL) AND TO ALLOW A DRIVE-THRU USE IN CONJUNCTION WITH A 3,750 SQUARE FOOT FAST-FOOD RESTAURANT AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT.

CLOSE PUBLIC HEARING

Motion _____
Second _____
Vote _____

FORWARD RECOMMENDATION FOR E.A.R. NO. 10-40

Motion _____
Second _____
Vote _____

FORWARD RECOMMENDATION FOR ZONE CHANGE NO. 330

Motion _____
Second _____
Vote _____

RESOLUTION FOR CONDITIONAL DEVELOPMENT PERMIT NO. 667

Motion _____
Second _____
Vote _____

PROJECT PLANNER: Daniel Casey, Asst. Planner

6. **PUBLIC HEARING**
CONDITIONAL DEVELOPMENT PERMIT NO. 657

APPLICANT: HECTOR RUIZ

LOCATION: E/S LILAC AVENUE, APPROX. 150 FEET S/O FOOTHILL BLVD.

TO ALLOW THE DEVELOPMENT OF TWO (2) 2,616 SQUARE FOOT AUTO REPAIR FACILITY BUILDINGS ON A 0.5 ACRE SITE LOCATED ON THE EAST SIDE OF LILAC AVENUE, SOUTH OF FOOTHILL BLVD. WITHIN THE C-P (COMMERCIAL PEDESTRIAN) ZONE OF THE FOOTHILL BOULEVARD SPECIFIC PLAN

CLOSE PUBLIC HEARING

Motion _____

Second _____

Vote _____

RESOLUTION FOR CONDITIONAL DEVELOPMENT PERMIT NO. 657

Motion _____

Second _____

Vote _____

PROJECT PLANNER: Gina Gibson, Senior Planner

7. **PUBLIC HEARING**
CONDITIONAL DEVELOPMENT PERMIT NO. 660 AND 661

APPLICANT: MANPREET KAUR

LOCATION: 385 NORTH SPRUCE AVENUE

TO ALLOW THE RELOCATION OF AN EXISTING CONVENIENCE MARKET WITH THE OFF-SALE OF ALCOHOLIC BEVERAGES FROM 911 WEST FOOTHILL BLVD. TO 385 NORTH SPRUCE AVE. WITHIN THE C-P (COMMERCIAL PEDESTRIAN) ZONE OF THE FOOTHILL BOULEVARD SPECIFIC PLAN.

CLOSE PUBLIC HEARING

Motion _____

Second _____

Vote _____

RESOLUTION FOR CONDITIONAL DEVELOPMENT PERMIT NO. 660

Motion _____

Second _____

Vote _____

RESOLUTION FOR CONDITIONAL DEVELOPMENT PERMIT NO. 661

Motion _____

Second _____

Vote _____

PROJECT PLANNER: Daniel Casey, Asst. Planner

8. **PUBLIC HEARING**
CONDITIONAL DEVELOPMENT PERMIT NO. 664

APPLICANT: DAVE SUNDE
LOCATION: 1639 SOUTH LILAC AVENUE

TO ALLOW THE ESTABLISHMENT OF A PARKING AND STORAGE AREA LOCATED AT 1639 SOUTH LILAC AVENUE WITHIN THE F-C (FREEWAY COMMERCIAL) ZONE OF THE GATEWAY SPECIFIC PLAN AND WITHIN 300 FEET OF AN EDUCATIONAL FACILITY.

CLOSE PUBLIC HEARING

Motion _____

Second _____

Vote _____

RESOLUTION FOR CONDITIONAL DEVELOPMENT PERMIT NO. 664

Motion _____

Second _____

Vote _____

PROJECT PLANNER: Daniel Casey, Asst. Planner

9. **PUBLIC HEARING**
CONDITIONAL DEVELOPMENT PERMIT NO. 599

APPLICANT: CITY OF RIALTO
LOCATION: 805 E. FOOTHILL BOULEVARD

TO CONSIDER REVOCATION OF CONDITIONAL DEVELOPMENT PERMIT NO. 599 DUE TO NON-COMPLIANCE WITH THE CONDITIONS OF APPROVAL CONTAINED IN RESOLUTION NO. 08-36 FOR AN EXISTING BUSINESS LOCATED AT 805 EAST FOOTHILL BLVD. WITHIN THE C-P (COMMERCIAL PEDESTRIAN) ZONE OF THE FOOTHILL BOULEVARD SPECIFIC PLAN.

CLOSE PUBLIC HEARING

Motion _____

Second _____

Vote _____

CONSIDERATION OF REVOCATION OF CONDITIONAL
DEVELOPMENT PERMIT NO. 599

Motion _____

Second _____

Vote _____

PROJECT PLANNER: Daniel Casey, Asst. Planner

10. DIRECTOR OF DEVELOPMENT SERVICES COMMENTS

11. PLANNING COMMISSION COMMENTS

12. ADJOURNMENT

Motion _____
Second _____
Vote _____